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Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: MARIA S. CADAVID, AICP, CSBA, SENIOR PLANNER
480-503-6812, MARIA.SUNIGA-CADAVID@GILBERTAZ.GOV 

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER
480-503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV 

MEETING DATE: MARCH 5, 2014

SUBJECT: S13-03: COPPER RANCH, PARCEL B - REQUEST TO APPROVE THE PRELIMINARY PLAT AND OPEN SPACE PLAN FOR 107 SINGLE FAMILY HOME LOTS (LOTS 1-107) ON APPROXIMATELY 18 ACRES OF REAL PROPERTY LOCATED SOUTH AND EAST OF THE SOUTHEAST CORNER OF WARNER AND RECKER ROADS IN THE SINGLE FAMILY DETACHED (SF-D) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY ZONING DISTRICT.

STRATEGIC INITIATIVE: Community Livability

The proposed preliminary plat for a residential development meets the Development Plan for Copper Ranch PAD (Parcel B) and implements the unique vision for the Gateway Character Area.

RECOMMENDED MOTION

Approval of the Preliminary Plat for Copper Ranch, Parcel B, approximately 18 acres of residential development consisting of 107 singlefamily lots, generally located south and east of the southeast corner of Warner and Recker Roads zoned Single Family-Detached (SF-D) with a Planned Area Development (PAD) overlay.

APPLICANTS/OWNER

Applicant

Name: Anderson Baron Landscape Arch.
Chris Jones
Address: 50 North McClintock Dr. Ste # 1
Chandler, Arizona 85226
Phone: 480-699-7956
Fax: 480-699-7986
Email: chris.jones@andersonbaron.com

Owner

Name: K B Home
Janelle Speake/Sam Griffin
Address: 4127 E. Van Buren # 150
Phoenix, Arizona 85008
Phone: 602-282-3067
Email: agasparro@kbhome.com

BACKGROUND/DISCUSSION

History

<i>Date</i>	<i>Action</i>
<i>October 5, 2004</i>	Town Council adopted Ordinance No. 1597 in rezoning case Z03-44 creating the Copper Ranch Planned Area Development (PAD).
<i>May 22, 2007</i>	The Town Council adopted Ordinance No. 1956 in rezoning case Z07-35 that changed the zoning designation of the entire acreage to conform to the designations in the Land Development Code (LDC).
<i>October 6, 2004</i>	The Planning Commission approved the preliminary plat (S04-09) for Copper Ranch.
<i>July 3, 2013</i>	The Planning Commission reviewed this application (Z13-12) at Study Session.
<i>October 2, 2013</i>	Applicant requested to the Planning Commission continuance of the recommendation to address issues raised at the Study Session.
<i>February 6, 2013</i>	The rezoning application (Z13-32) is scheduled to be heard by the Town Council.

Overview

The approximately 18 acres parcel surrounds the commercial corner at the southeast corner of Recker and Warner Roads. It proposes a density of 6.1 dwelling units and 107 lots arranged in the manner of four, five and six-unit modules with access from a motor courtyard for the majority of the units.

Because the development is less than 20 acres, the open space plan will not be reviewed by the Design Review Board and it is presented to the Planning Commission with staff review for their approval.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing/ Zoning (Area 3 of Vertical Overlay PAD)	Existing Use
On site:	Residential > 5 – 8 DU/Acre	Multi-Family Medium (MF/M)/ Single Family-Detached (SF-D)	Vacant/Off-site improvements partially completed
North:	Community Commercial (CC), Warner Rd. then Business Park (BP)	Community Commercial (CC), Warner Rd. then Business Park (BP)	Vacant
South:	Residential > 5-8 DU/Acre	Single Family Detached (SF-D)	Copper Ranch PAD
East:	Maricopa County, Residential > 5-8 DU/Acre	Rural-43 (Maricopa County), Single Family-Detached (SF-D)	Maricopa County and Copper Ranch PAD
West	Community Commercial (CC), Recker Road, then Residential > 5-8 DU/Acre	Community Commercial (CC), Recker Road then Single Family Detached (SF-D)	Vacant and Cooley Station North Parcel 1

Project Data Table

	Copper Ranch PAD – Parcel B
Gross Site Area	Approximately 18 acres
Existing Land Uses:	Residential > 5-8 DU/Acre
Existing/Proposed Zoning:	Multi Family/Medium (MF/M) /Single Family Detached (SF-D) with a PAD overlay zoning district (Z13-12)
Proposed Number of Lots Typical Lot Dimensions: 4-pack module 5-pack module 6-pack module	107 single family detached lots 65.5' x 57' 65.5' x 50' 65.5' x 50' and 65' x 44.3' (with Use and Benefit Easement)
Lot Size Range	2,987 to 3,8236 sq. ft.
Proposed Common Open Space	2.4 acres or 39.8% of net area

Open Space Plan

The project is less than 20 acres and has been reviewed administratively by staff (landscape plan review). The landscape theme (tree type and alignment) follows the existing improvements along Recker and Warner Roads that characterize projects in the Gateway Character Area fronting onto these streets. The landscape plan has been revised from the original comments; however, a few technical issues remain: identifying existing parks (central open space area installed with the first phase of the master plan – across S. Olympic Drive and East Ranch Road), landscape requirement within the open space/pedestrian access east-west between Swallow Lane and Pheasant Drive, identification of a ramada and other improvements at the end of the major open space /green belt running north-south on the eastern part of the subdivision.

The main tree types as called by the Gateway Character Area street tree list are the Sisso and the Chinese Pistache trees along the arterial streets. The interior street are lined up with Southern Live Oak and the Evergreen Elm. The tree palette is supported by a wide variety of shrubs (Red Fairy Duster, Sierra Negra Dalea, Deer Grass, Dwarf Myrtle, British Ruellia and Dwarf Xylosma) and vegetative ground covers (Centennial Baccharis, Trailing Purple Lantana, New Gold Lantana, Verbena and Wedelia).

The technical omissions on the landscape plan will be addressed and submitted to the Planning staff prior to submitting for improvement plans review.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, and an official notice was posted in all the required public places within the Town. No comments were received.

SCHOOL DISTRICT INPUT

The District had no comments.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file (S13-03).

FINDINGS

Staff provides the following findings of facts, subject to the conditions of approval provided below, to substantiate approval of S13-03 Copper Ranch, Parcel B Preliminary Plat:

1. The project is consistent with the Residential Design Guidelines;
2. The project conforms to the Gateway Character Area of the General Plan and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby residential development; and
5. The project design provides for safe and efficient provision of public services.

STAFF RECOMMENDATION

Move to approve the findings and **S13-03**, Copper Ranch Parcel B, approximately 18 acres consisting of 107 single family lots, located south and east of the southeast corner of Warner and Recker Roads zoned Single Family-Detached (SF-D) with a PAD overlay, subject to the following conditions:

1. The Final Plat for Copper Ranch, Parcel B shall be in substantial conformance with Attachments 2 and 3, Preliminary Plat and Landscape Plan approved by the Planning Commission at the March 5, 2014 public hearing.
2. The approval of the Preliminary Plat for Copper Ranch, Parcel B by the Planning Commission is conditioned upon approval of the rezoning application (Z13-12) by the Town Council.
3. Applicant shall address notations and additional information as required by the most recent landscape plan review regarding the following:
 - a. Provision of landscape within open space/landscape tracts running east-west between Swallow Lane and Pheasant Drive
 - b. Identification of a ramada structure, picnic table, bar-b-que and trash receptacle in the open space north of the major north-south green belt (in front of parking spaces).

Respectfully submitted,

Maria S. Cadavid AICP, CSBA
Senior Planner

Attachments:

1. Notice of Public Hearing Map
2. Preliminary Plat for Copper Ranch, Parcel B (5 pp.)
3. Overall landscape plan

Notice of Public Hearing

S13-03: Copper Ranch Parcel B
Attachment 1: Notice of Public Hearing
March 5, 2014

Planning Commission Date:

Wednesday, March 5, 2014* TIME: 6:00 PM

LOCATION: Gilbert Municipal Center, Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona 85296

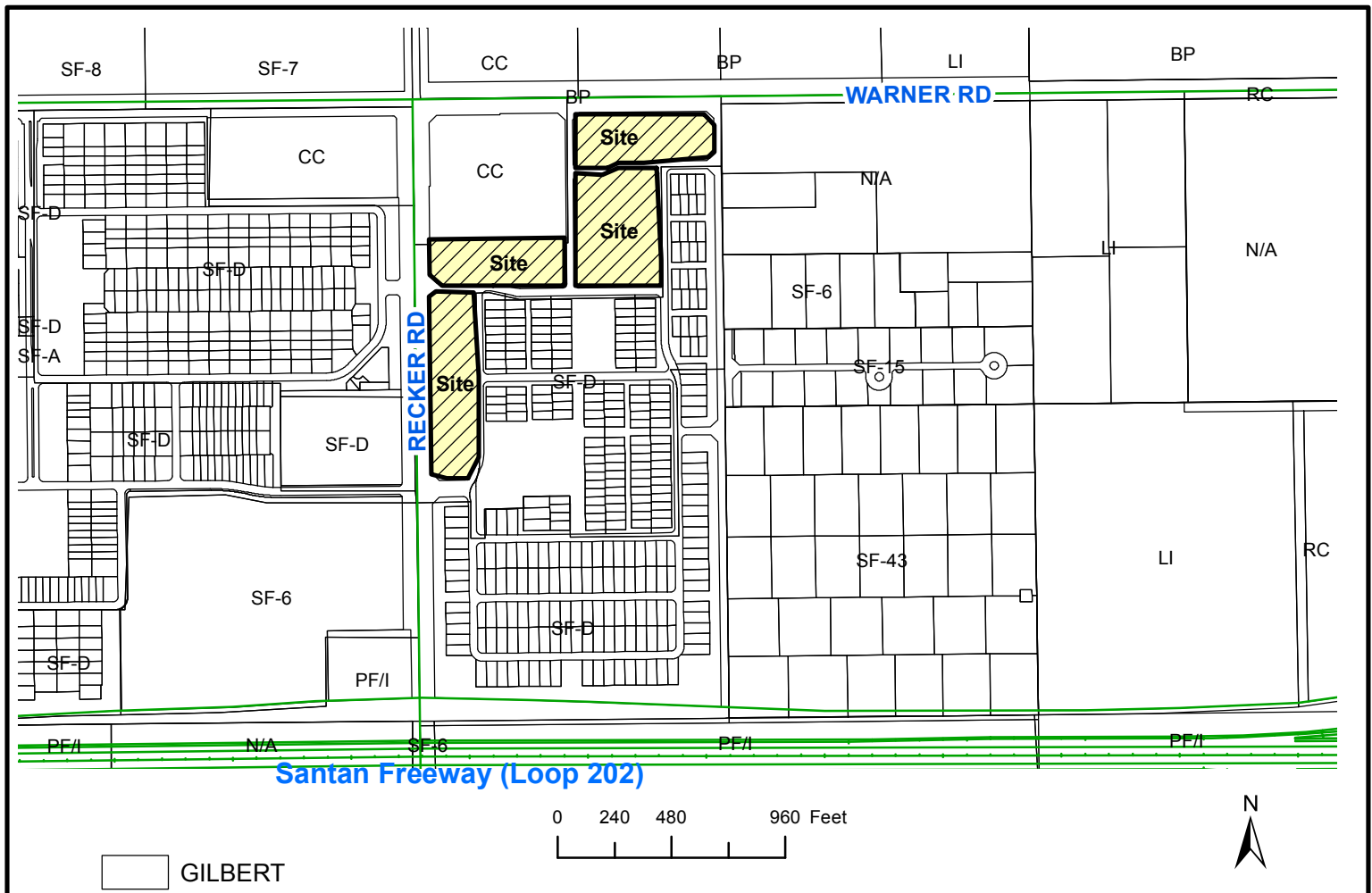
*** Call Planning Department to verify date and time: (480) 503-6700**

REQUESTED ACTION:

S13-03 Copper Ranch- Parcel B: Request to approve Preliminary Plat and Open Space Plan for Copper Ranch, Parcel B by KB Home, for 107 home lots (Lots 1-107) on approximately 18 acres of real property located south and east of the southeast corner of Warner and Recker Roads in the Single Family Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay zoning district.

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m.

SITE LOCATION:



APPLICANT: Anderson Baron Landscape Architecture LLC.
CONTACT: Chris Jones
ADDRESS: 50 North McClintock Drive, # 1
Chandler, Arizona 85226

TELEPHONE: (480) 699-7956
FAX: (480) 699-7986
E-MAIL: Chris.Jones@andersonbaron.com

13-045 - Copper Ranch

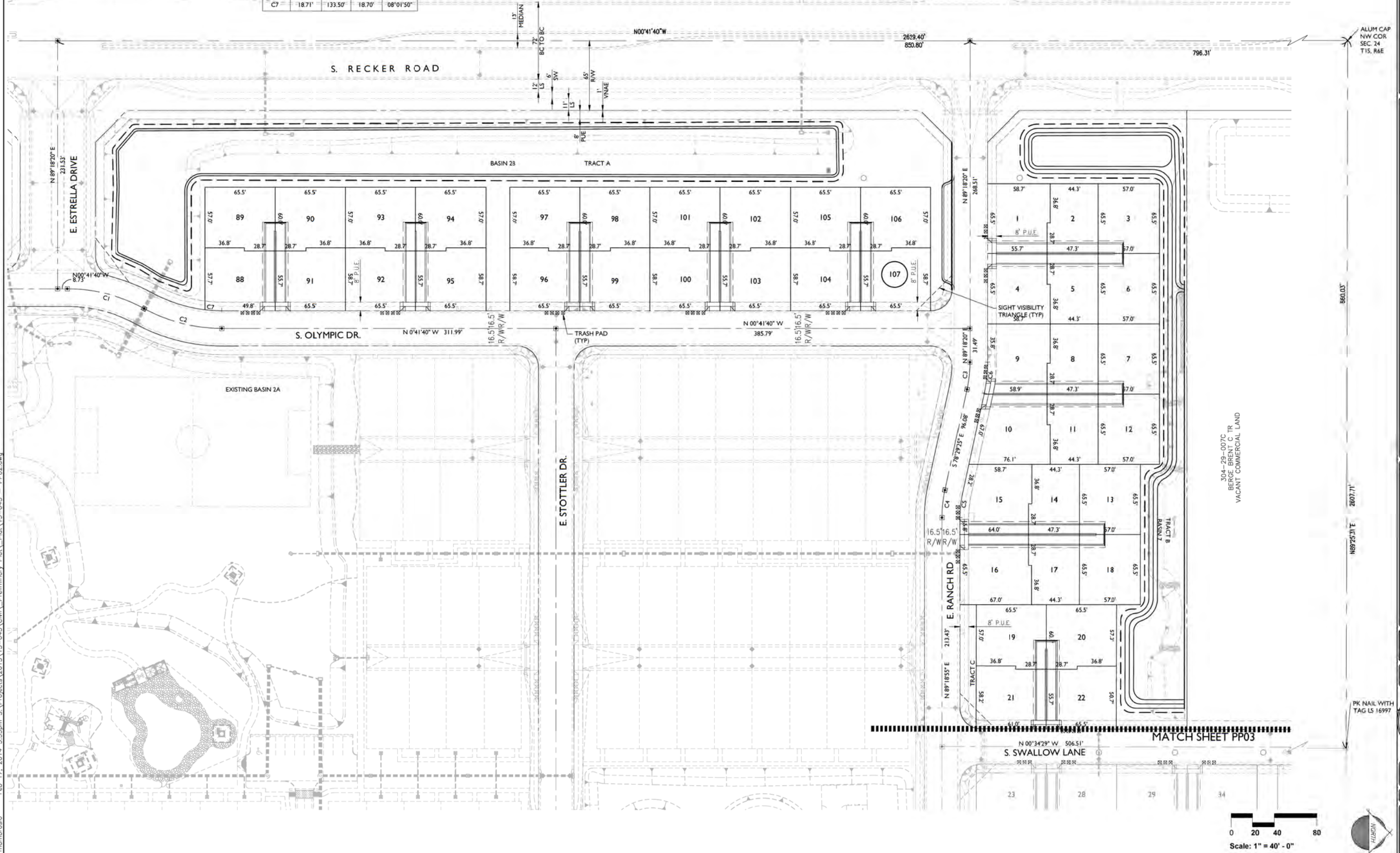
Feb 17, 2014 3:55pm S:\Projects\2013\13-045\Civil\ Preliminary Plat\ 13-045 - PP02.dwg mambrósio

KEY MAP
N.T.S.



SEE SHEET 3 of 5
PP03

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	75.26'	150.00'	74.48'	28°44'55"
C2	75.26'	150.00'	74.48'	28°44'55"
C3	25.56'	120.00'	25.51'	12°12'15"
C4	25.80'	120.00'	25.75'	12°19'07"
C5	22.27'	103.50'	11.18'	12°19'41"
C6	29.08'	136.50'	29.02'	12°12'15"
C7	18.71'	133.50'	18.70'	08°01'50"



Copper Ranch
Gilbert, Arizona
Preliminary Plat

Revisions:	

Arizona Professional Engineer Seal
50291
DANIEL B. AUSTIN
Exp. 12/31/2015
Job No.
13-045
PP02
Sheet No.
2
of 5

13-045 - Copper Ranch

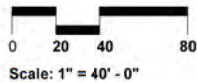
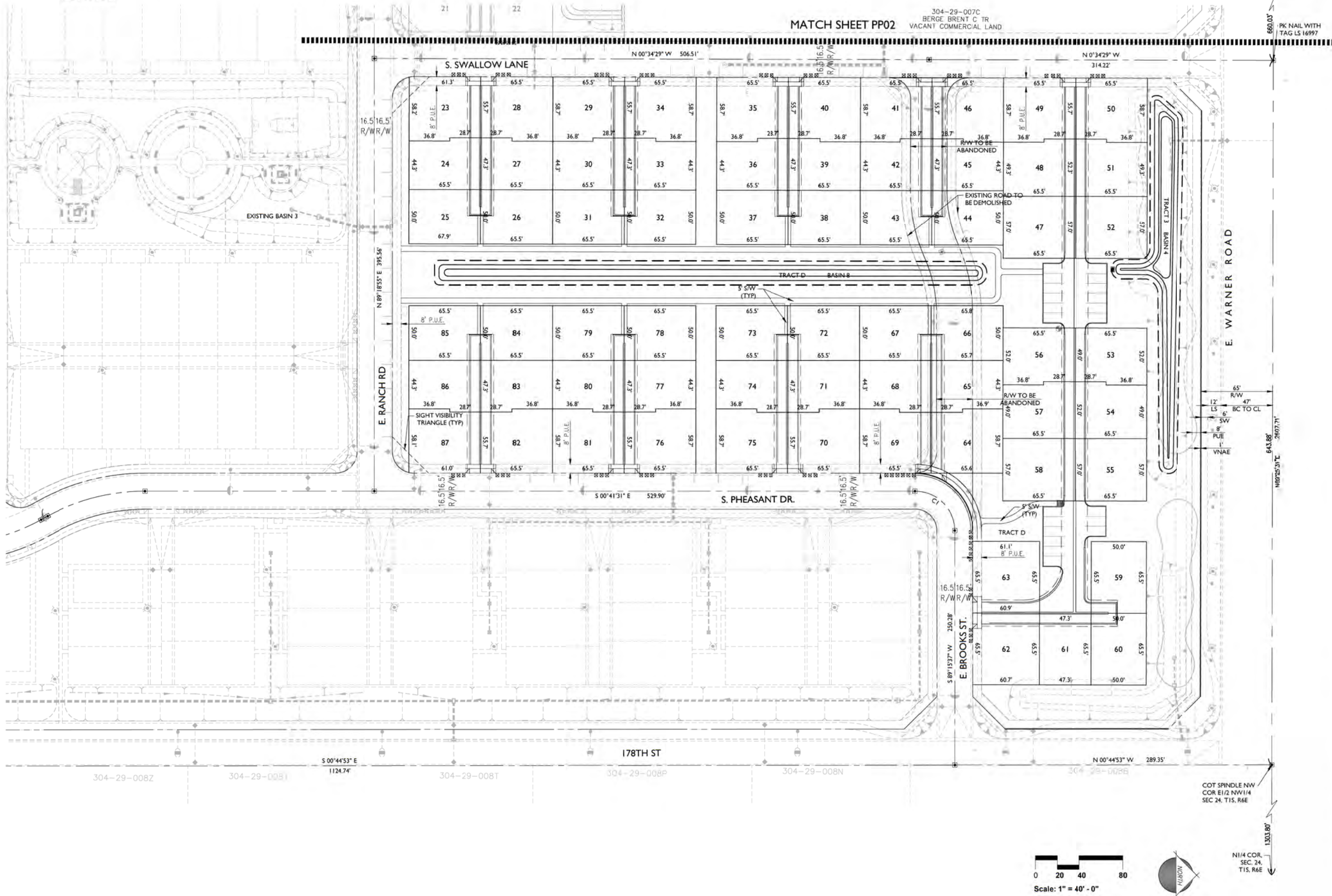
Feb 17, 2014 3:56pm S:\Projects\2013\13-045\Civil\ Preliminary Plat\ Plat\13-045 - PP03.dwg

mambrosio

KEY MAP
N.T.S.

SEE SHEET 4 of 5
PP04

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	56.52'	36.00'	50.89'	89°57'09"



N1/4 COR.
SEC. 24,
T1S, R6E

COT SPINDLE NW
COR E1/2 NW1/4
SEC 24, T1S, R6E

N89°55'31"E
2,807.71'

643.88'

660.03'

ALUM CAP
NW COR
SEC 24
T1S, R6E

PK NAIL WITH
TAG LS 16997

eps group, Inc.
Engineers, Planners & Surveyors
2045 S. Vieward Ave., Ste. 101, Mesa, Arizona 85210
Phone: (480) 593-2250 Fax: (480) 503-2258

Copper Ranch
Gilbert, Arizona

Preliminary Plat

Project:

Revisions:

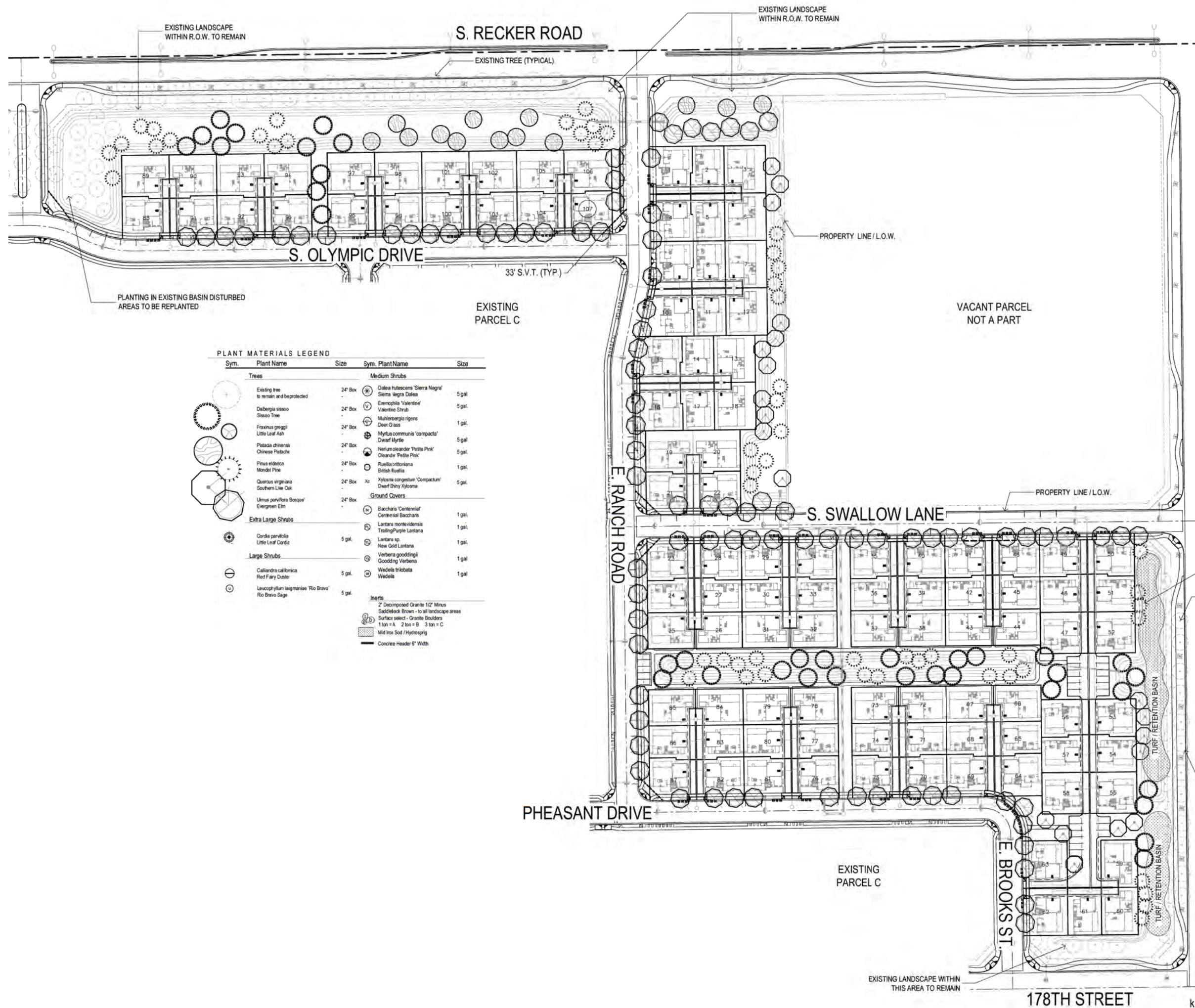
Arizona State Seal
Professional Engineer
20291
DANIEL B. AUSTIN
Arizona, U.S.A.
Expire: 12/31/2015

Design: DBA
Drawn by: MSA

Job No:
13-045

Sheet No.
3 of 5

PP03



PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Sym.	Plant Name	Size
Trees					
(Symbol)	Existing tree to remain and be protected	24" Box	(Symbol)	Medium Shrubs	
(Symbol)	Dalbergia sissoo Sissoo Tree	24" Box	(Symbol)	Dalea hutescens 'Sierra Negra'	5 gal
(Symbol)	Fraxinus greggii Little Leaf Ash	24" Box	(Symbol)	Sierra Negra Dalea	5 gal
(Symbol)	Pistacia chinensis Chinese Pistache	24" Box	(Symbol)	Emmophila 'Valentine'	5 gal
(Symbol)	Pinus edulis Monterey Pine	24" Box	(Symbol)	Valentine Shrub	5 gal
(Symbol)	Quercus virginiana Southern Live Oak	24" Box	(Symbol)	Muhlenbergia rigens Deer Grass	1 gal
(Symbol)	Ulmus parviflora Boqueron Evergreen Elm	24" Box	(Symbol)	Myrtus communis 'compacta' Dwarf Myrtle	5 gal
Extra Large Shrubs					
(Symbol)	Cordia paniculata Little Leaf Cordia	5 gal	(Symbol)	Neurimoleander 'Pettie Pink' Oleander 'Pettie Pink'	5 gal
Large Shrubs					
(Symbol)	Calliandra callicanica Red Fairy Duster	5 gal	(Symbol)	Ruellia brittoniana British Ruellia	1 gal
(Symbol)	Leucophyllum laurifolium 'Rio Bravo' Rio Bravo Sage	5 gal	(Symbol)	Xylocarpus greggii 'Compactum' Dwarf Shrub Xylocarpus	5 gal
Ground Covers					
(Symbol)	Baccharis 'Centennial' Centennial Baccharis	1 gal	(Symbol)	Ground Covers	
(Symbol)	Lantana montevidensis Trailing Purple Lantana	1 gal	(Symbol)	Lantana sp.	1 gal
(Symbol)	Lantana sp.	1 gal	(Symbol)	New Gold Lantana	1 gal
(Symbol)	Verberia gooddingii Goodding Verberna	1 gal	(Symbol)	Wedelia trilobata Wedelia	1 gal
Inerts					
(Symbol)	2" Decomposed Granite 1/2" Minus		(Symbol)	Concrete Header 6" Width	
(Symbol)	Surface select - Granite Boulders				
(Symbol)	1 ton = A 2 ton = B 3 ton = C				
(Symbol)	Mid Iron Sod / Hydrospig				

andersonba
plan • design • ac
50 n. McClintock,
Chandler, Arizona
ph. 480.699.7956 fax. 480.699.7957



Copper Ranch - Parcel B
Preliminary Landscape Plans
gilbert, arizona



revisions

issued for	design dev.	
progress set		
ply submittal		02-18-14
bid package		
construction		

title
conceptual landscape plan
date issued
02-18-14

scale
see sheet

drawn by
staff

checked by
ab

project number

review number

sheet number
LA3.0